


[www.nj.gov/dca/coah](http://www.nj.gov/dca/coah)

# Council On Affordable Housing

## NEWSLETTER

February/March 2005

### Greetings from DCA Commissioner and COAH Chair Susan Bass Levin

At the Council on Affordable Housing, we are committed to public participation in every aspect of our work. COAH's comprehensive third round rules are the result of your feedback and comments, and we thank you for your continued support in working to create housing for all of our hardworking families and individuals. We are confident these rules will give municipalities the tools they need to provide affordable housing in their communities.

When it comes to providing safe and affordable housing for our residents, local officials are the ones on the front lines; they are the ones who make it happen. As such, we want to ensure that mayors, planners and local officials understand how the third round rules can help them create affordable housing opportunities while promoting sound planning.

This spring, COAH is cosponsoring a series of informational meetings on the third round rules with the New Jersey League of Municipalities, the New Jersey Planning Officials, the New Jersey County Planners Association and the New Jersey Chapter of the American Planning Association. The meetings, designed for local officials, municipal planners, consultants and members of the public, will be held throughout the State. Check out this issue for specific dates and locations for a session nearest to you. Additional details and directions to any of these locations are available on COAH's website at [www.nj.gov/dca/coah/workshops.html](http://www.nj.gov/dca/coah/workshops.html).

We are also hosting three intensive half-day seminars in May and June throughout the State. The intensive seminars will be held for professional planners and attorneys, and will focus on the nuts and bolts of submitting a third round plan. Details on dates and locations will be available on COAH's website and in a future edition of the COAH newsletter.

Teamwork and education is the key to developing an affordable housing system that works for New Jersey. Together, we can create quality, affordable housing for all of our residents. We look forward to seeing you at these informational sessions.

Very truly yours,

*Susan Bass Levin*  
Susan Bass Levin  
Commissioner

## COAH to Host Workshops on the Third Round Rules

COAH will be holding informational meetings for municipal officials, planners, and other members of the public throughout the spring. COAH is co-sponsoring these forums with the New Jersey League of Municipalities, the New Jersey Planning Officials, the New Jersey County Planners Association and the New Jersey Chapter of the American Planning Association. Meetings will be held in each housing region throughout the state. Pre-registration is not required. The dates and locations for the meetings are as follows:

### INFORMATIONAL WORKSHOPS

REGION	DATE/TIME	LOCATION
6	Wednesday, March 23 7 pm – 9 pm	Rutgers Cooperative Extension of Cumberland County – Educational Center 291 Morton Avenue (County Road 634) Rosenhayn, NJ
2	Tuesday, March 29 2 pm – 4 pm	Lewis Morris County Park and Cultural Center 300 Mendham Road (Route 24) Morris, NJ
3	Wednesday, April 6 7 pm – 9 pm	Edward J. Bloustein School of Planning and Public Policy – Civic Square Building Auditorium 33 Livingston Avenue New Brunswick, NJ
4	Wednesday, April 13 7 pm – 9 pm	NJ Housing and Mortgage Finance Agency 637 South Clinton Avenue Trenton, NJ
5	Tuesday, April 19 2 pm – 4 pm	Burlington County Human Services Building 795 Woodlane Road Mount Holly, NJ
1	Tuesday, April 26 2 pm – 4 pm	Meadowlands Environment Center 2 DeKorte Park Plaza Lyndhurst, NJ
1	Tuesday, May 3 7 pm – 9 pm	Sussex County Community College Theater One College Hill, Newton, NJ
4	Tuesday, May 10 6:30 pm – 8:30 pm	Monmouth County Library 125 Symmes Drive Manalapan, NJ

For directions to any of the locations, check COAH's website at [www.nj.gov/dca/coah/workshops.html](http://www.nj.gov/dca/coah/workshops.html).

### TECHNICAL SEMINARS

In addition, COAH will be hosting three interactive half-day seminars in May

## inside

**COAH Approves RCAs** 2

**Extended Substantive  
Certifications** 3

**COAH Seeking Planners** 3

Continued on page 2

# COAH Approves RCAs

At its December 15, 2004 meeting, COAH approved the following regional contribution agreements (RCAs):

**Cliffside Park Borough (Bergen County) and Totowa Borough (Passaic County)** – Totowa will send eight units to Cliffside Park for \$200,000 (\$25,000 per unit) in one payment. The RCA will finance a scattered site housing rehabilitation program for owner- and renter-occupied units in one- to four-family structures.

**Cliffside Park Borough (Bergen County) and Little Falls Township (Passaic County)** – Little Falls will send seven units to Cliffside Park for \$175,000 (\$25,000 per unit) over 39 months. The RCA will finance a scattered site housing rehabilitation program for owner- and renter-occupied units in one- to four-family structures.

**Cliffside Park Borough (Bergen County) and Montvale Borough (Bergen County)** – Montvale will send Cliffside Park 12 units at \$25,000 per unit for a total transfer of \$300,000. Cliffside Park will use the funds for a scattered site rehabilitation program.

**Paterson City (Passaic County) and Little Falls Township (Passaic County)** – Little Falls will send three units to Paterson for \$75,000 (\$25,000 per unit) in two payments over one year. The RCA will finance a portion of the 12-unit Rosa Parks renter-occupied project.

**Garfield City (Bergen County) and Montvale Borough (Bergen County)** – Montvale will send Garfield 47 units at \$25,000 per unit for a total transfer of \$1,175,000. Garfield will use the funds for a scattered site rehabilitation program.

**Ogdensburg Borough (Sussex County) and Vernon Township (Sussex County)** – Vernon will send Ogdensburg 20 units for \$500,000 (\$25,000 per unit) to finance a scattered site housing rehabilitation program for owner- and renter-occupied units.

**Ridgefield Borough (Bergen County) and Vernon Township (Sussex County)** – Vernon will send Ridgefield 20 units for \$500,000 (\$25,000 per unit) to finance a scattered site housing rehabilitation program for owner- and renter-occupied units.

**Passaic City (Passaic County) and Vernon Township (Sussex County)** – Vernon will send 14 units to Passaic City for \$350,000 (\$25,000 per unit) to finance a gut rehabilitation project for renter-occupied units that address Vernon's rental obligation.

**Weehawken Township (Hudson County) and Wyckoff Township (Bergen County)** – Wyckoff will send Weehawken nine units for \$225,000 (\$25,000 per unit) in one lump sum payment. The RCA will finance the gut rehabilitation of a rental project known as Pleasant Avenue Housing - Phase II.

**Lambertville City (Hunterdon County) and Holland Township (Hunterdon County)** – Holland will send four units to Lambertville. The RCA will be funded through a payment in lieu from the developer of a site in Holland's Fair Share Plan. Lambertville plans to use the RCA funds toward the acquisition of property in the Connaught Hill Area through the City's Redevelopment Plan process. The Raritan Valley Habitat for Humanity (RVHFH) will construct four low-income homeownership units on the site.

At its January 12, 2005 meeting, COAH approved the following RCAs:

**Trenton City (Mercer County) and Tinton Falls Borough (Monmouth County)** – Tinton Falls Borough will transfer 50 units to Trenton at \$25,000 per unit for a total transfer of \$1,250,000.

*Continued on page 3*

## COAH to Host Workshops...continued from Page 1

and June throughout the state. The technical seminars will be held for professional planners and attorneys and will focus on the nuts and bolts of submission of a third round plan. Directions are available on COAH's website. Please contact Larissa Gunder at (609) 633-9575 for free pre-registration.

REGION	DATE/TIME	LOCATION
North	Wednesday, May 25 8:30 am – 1 pm	Lewis Morris County Park and Cultural Center 300 Mendham Road (Route 24) Morris, NJ
South	Tuesday, June 7 12:30 pm – 5 pm	Ocean County Library – Brick Branch 301 Chambers Bridge Road Brick, NJ
Central	Wednesday, June 15 8:30 am – 1 pm	Somerset County Human Services Building 92 East Main Street Second Floor Conference Room Somerville, NJ

If your group or organization would like a presentation by representatives from COAH on the implementation of the third round rules, please make your request to Ellen Ritchie, Deputy Director, at (609)-984-4584.

# COAH Approves RCAs continued from Page 2

Trenton will use the funds for a scattered site rehabilitation program, which is one of the categories for which it received RCA Recipient Certification. Trenton initially received RCA Recipient Certification on April 3, 1996, which was extended on November 3, 1999 and again on February 4, 2003.

**Swedesboro Borough (Gloucester County) and Woolwich Township (Gloucester County)** – COAH made a recommendation to the court for approval of a 10-unit RCA between Woolwich (sender), and Swedesboro (receiver). Woolwich will pay Swedesboro \$250,000 (\$25,000 per unit) to finance a scattered site housing rehabilitation program for owner- and renter-occupied units in one- to four-family structures.

At its February 9, 2005 meeting, COAH approved the following RCAs:

**Red Bank Borough (Monmouth County) and Manalapan Township (Monmouth County)** – Manalapan Township will send 100 units to Red Bank Borough. Manalapan will pay Red Bank \$2,500,000 (25,000 per unit) over 60 months to finance a scattered site rehabilitation program, which is available for owner and renter-occupied units.

**Trenton City (Mercer County) and Manalapan Township (Monmouth County)** – Manalapan Township will transfer 119 units to Trenton City. Manalapan will pay Trenton \$2,975,000 (25,000 per unit) over 60 months to finance the construction of new housing, rehabilitation of existing housing, or conversion of non-

residential structures into housing, which are all the categories it received RCA Recipient Certification for. Trenton initially received RCA Recipient Certification on April 3, 1996, and extended on November 3, 1999 and again on February 4, 2003.

**Lawrence Township (Mercer**

**County) and Manalapan Township (Monmouth County)** – Manalapan Township will transfer 62 units to Lawrence Township. Manalapan will pay Lawrence \$1,860,000 (30,000 per unit) over 20 months to finance an age-restricted new construction rental project.

## Extended Substantive Certifications

At its February 9, 2005 meeting, COAH heard motions for extended second round substantive certification from 25 municipalities. COAH granted extensions that are valid until December 20, 2005. COAH conducted a principled review of each municipality's compliance with its Housing Element and Fair Share Plan. The public was provided a 20-day comment period on each municipality's motion. In order to remain under COAH's jurisdiction, the motioning municipalities submitted resolutions to commit to petitioning COAH with a third round plan by December 20, 2005. The following municipalities were granted extended second round substantive certification:

County	Municipalities
Bergen	Mahwah Township, Ridgefield Park Village
Burlington	Lumberton Township
Camden	Collingswood Borough, Winslow Township
Essex	Bloomfield Township, Montclair Township (with conditions), Nutley Township (with conditions), Verona Township, West Orange Township (with conditions)
Hudson	Bayonne City
Hunterdon	East Amwell Township, Frenchtown Borough, Lambertville City, Milford Borough
Middlesex	Cranbury Township, Monroe Township, South Brunswick Township (with conditions)
Morris	Harding Township (until September 14, 2005, with conditions), Lincoln Park Borough, Long Hill Township
Somerset	Bedminster Township, Montgomery Township
Warren	Oxford Township, Washington Borough

## COAH Elects Officers

At its January 12, 2005 meeting, COAH elected officers for 2005. John Winterstella was elected as Vice Chair, Mark Holmes as Second Vice Chair, and Renee Reiss as Secretary/Treasurer.



## New UHAC Available and In Effect

The new Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) went into effect on December 20, 2004. The full U.H.A.C. text, including model documents, are available on COAH's website or in print by request at (609) 292-3000. Municipalities and housing administrators should be aware that their affordable housing programs are now subject to these regulations. Some significant key changes are:

- All COAH credited affordable housing units must be restricted to occupancy by low and moderate income households until released from affordability controls through municipal ordinance, and for at least 30 years.
- All units will carry a recapture lien so that at the first non-exempt sale, the difference between the maximum restricted and the market rate sales price is paid to the state, the municipality or the funder.
- Controls on affordability do not become extinguished at foreclosure for any reason.
- Applicants wishing to purchase an affordable unit must now certify that any primary residence, which is owned free and clear, is valued below the newly created regional assets limit, as published annually by COAH.



### COAH Welcomes New Employee

We are pleased to welcome a new staff member to the COAH team. Kendra Wright, Assistant Planner, comes to COAH upon earning a Master of City and Regional Planning from the University of Pennsylvania School of Design in Philadelphia. She earned a Bachelor of Arts in Political Science from Jackson State University in Jackson, Mississippi. Kendra has a wide array of planning and policy experience which includes an internship with the Partnership Community Development Corporation in Philadelphia, where she assisted with grant proposal writing, housing education, and fundraising. We look forward to working with Kendra on our team.

**Susan Bass Levin**  
Commissioner  
NJ Department  
of Community Affairs



**New Jersey Department of Community Affairs**  
New Jersey Council on Affordable Housing  
101 S. Broad Street, PO Box 813  
Trenton, NJ 08625-0813  
(609) 292-3000  
[www.nj.gov/dca/coah](http://www.nj.gov/dca/coah)



**FIRST CLASS MAIL**  
**US POSTAGE**  
**PAID**  
Trenton, NJ  
Permit No. 21